

June

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All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

PLANNING COMMISSION MEETING AGENDA

Thursday, June 13, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ-2002-BR-003	Andrew J. Kim	T. Swagler	D/O to 6/20/02
SEA-88-L-041	William E. Schuiling	C. Lewis	PH to 6/27/02
RZ-2002-SP-001 & SE-02-S-001	Pender Veterinary "	T. Swagler	PH to 6/20/02
PCA-79-C-089 & SEA-00-Y-017	Axar Management, Inc. "	D. Thomas	D/O to 7/10/02
RZ-1998-LE-064 SEA-91-L-054-3 SEA-91-L-053-4 SE-01-L-020	Springfield East " " "	P. Braham	D/O to 6/27/02

SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SE-01-M-041	KFC	D. Thomas	D/O to 7/10/02

PLANNING COMMISSION AGENDA
THURSDAY, JUNE 13, 2002

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

RZ-2002-BR-003 - ANDREW J. KIM - Appl. to rezone from R-4 to R-5 to permit resident. dev. at a density of 3.85 du/ac on prop. located on the W. side of Ravensworth Rd., approx. 200 ft. S. of its intersect. w/Fountain Head Dr. on approx. 1.56 ac. Comp. Plan Rec: Public Park. Tax Map 71-1((1))52. BRADDOCK DISTRICT.

SEA-88-L-041 - WILLIAM E. SCHUILING - Appl. under Sect. 4-804 of the Zoning Ord. to amend SE-88-L-041 previously approved for a vehicle sale, rental & ancillary service establishment to permit modification of dev. conditions on prop. located at 7400 Richmond Hwy. on approx. 3.67 ac. zoned C-8, HC & CRD. Tax Map 92-4((1))73A & 74. LEE DISTRICT.

RZ-2002-SP-001 - PENDER VETERINARY CLINIC, A PARTNERSHIP - Appl. to rezone from C-6, C-7 & HC to C-7 & HC to permit commercial dev. w/an overall FAR of 0.7 on prop. located at the N. terminus of Legato Rd. in the S.E. quadrant of the intersect. of West Ox Rd. & Lee Jackson Mem. Hwy. on approx. 2.13 ac. Comp. Plan Rec: Fairfax Center Area: Mixed use office. Tax Map 46-3((1))52A, 52B; 46-3((8))17. (Concurrent w/SE-02-S-001.) SPRINGFIELD DISTRICT.

SE-02-S-001 - PENDER VETERINARY CLINIC, A VIRGINIA PARTNERSHIP - Appl. under Sect. 9-501 of the Zoning Ord. to permit an increase in max. permitted office FAR & automobile oriented uses on prop. located at 4001 Legato Rd. on approx. 2.13 ac. zoned C-7 & HC. Tax Map 46-3((1))52A, 52B; 46-3((8))17. (Concurrent w/RZ-2002-SP-001.) SPRINGFIELD DISTRICT.

PCA-79-C-089 - AXAR MANAGEMENT, INC. - Appl. to amend the proffers for RZ-79-C-089 to permit commercial dev. w/an overall FAR of 0.42 on prop. generally located at the S.W. corner of the intersect. of Centerview Dr. & Thunderbolt Pl. on approx. 10.0 ac. zoned I-5, HC & AN. Comp. Plan Rec: Mixed use. Tax Map 34-4((12))C2. (Concurrent w/SEA-00-Y-017.) SULLY DISTRICT.

SEA-00-Y-017 - AXAR MANAGEMENT, INC. - Appl. under Sect. 5-504 of the Zoning Ord. to amend SE-00-Y-017 previously approved for commercial dev. to permit an eating establishment & enclosure of previously approved swimming pools on prop. generally located at the S.W. corner of the intersect. of Centerview Dr. & Thunderbolt Pl. on approx. 10.0 ac. zoned I-5, HC & AN. Tax Map 34-4((12))C2. (Concurrent w/PCA-79-C-089.) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 13, 2002**

DECISION ONLY: SE-01-M-041 - KFC OF AMERICA - to 7/10/02 (PH held on 5/29/02)

DEFERRALS: SEA-88-L-041 - WILLIAM E. SCHUILING - PH to 6/27/02
RZ-2002-SP-001 - PENDER VETERINARY CLINIC - PH to 6/20/02
SE-02-S-001 - PENDER VETERINARY CLINIC - " " "

FEATURES SHOWN:

Braddock FSA-B96-68-1 - Sprint - 7617 Little River Turnpike - Withdrawn
FSA-B96-44-1 - AT&T - 5637 Guinea Road - Set for PH 7/18/02

PCA-79-C-089 - AXAR MANAGEMENT, INC. - DECISION ONLY TO 7/10/02

SEA-00-Y-017 - AXAR MANAGEMENT, INC.

No Speakers

RZ-1998-LE-064 - SPRINGFIELD EAST, LC - DECISION ONLY TO 6/27/02

SEA-91-L-054-3 - SPRINGFIELD EAST, LC

SEA-91-L-053-4 - SPRINGFIELD EAST, LC

SE-01-L-020 - SPRINGFIELD EAST, LC

No Speakers

RZ-2002-BR-003 - ANDREW J. KIM - DECISION ONLY TO 6/20/02

No Speakers

PLANNING COMMISSION MEETING AGENDA

Wednesday, June 19, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

APPLICANT

STAFF ASSIGNED

PC ACTION

S01-CW-18CP

OTPA (Appendix 9)
Residential Development Density

B. Byron

D/O to 6/27/02

SCHEDULED DECISIONS

APPLICANT

STAFF ASSIGNED

PC ACTION

None at this time

PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 19, 2002

7:30 p.m. The Planning Commission's **Housing Committee** will meet in the Board Conference Room.

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Policy Plan: The Countywide Element of the Comprehensive Plan for Fairfax County, that would amend Appendix 9 "Criteria For Assignment of Appropriate Residential Development Density", which are criteria used to evaluate resident. rezoning appls. This amendment proposes substantial changes from the currently adopted Plan language, including but not limited to the potential adoption of cash proffer guidelines to address impacts on public facilities & potential cash contribution guidelines for affordable housing. Copies of the staff report containing the proposed amendment to the Policy Plan can be obtained at the Department of Planning and Zoning (DPZ), 8th Floor, Herrity Building, 12055 Government Center Pkwy., Fairfax, or by accessing the County's Web Site at www.fairfaxcounty.gov/gov/dpz.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 19, 2002**

FEATURES SHOWN: FS-H02-13 - Verizon - 2455 Fox Mill Road
FS-Y02-14 - Verizon - 5856 Old Centreville Road

S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT (Development Criteria) (Alcorn)
(Workshop on 6/26/02 - Decision on 6/27/02)

- | | |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1. Liz Bradsher
9215 Silverline Drive
Fairfax Station, VA 22039 | 10. Robert Griendling
4610 Gramlee Circle
Fairfax, VA 22032 |
| 2. Kathy Kalland
8006 Hedgewood Court
Fairfax Station, VA 22039 | 11. Ellen Oppenheim
8716 Margret Lane
Annandale, VA 22003 |
| 3. Johna Gagnon
Ridge View Community Association
P. O. Box 10413
Franconia, VA 22310 | 12. Mary Nightlinger
Citizens Committee on Land
Use & Transportation
9424 Hermitage Drive
Fairfax, VA 22032 |
| 4. Paul Gagnon
Lee District Land Use & Transportation
Advisory Committeel
P. O. Box 10413
Franconia, VA 22310 | 13. Lynn Terhar
15113 Bernadette Court
Chantilly, VA 20151 |
| 5. Brad Center
7412 Renee Street
Alexandria, VA 22315 | 14. George Waters, Chairman
Coalition for Good Schools
6328 Lakeview Drive
Falls Church, VA 22041 |
| 6. Kaye Kory, Mason District
Fairfax County School Board
10700 Page Avenue
Fairfax, VA 22030 | 15. Dana Kauffman, Lee District
Fairfax County Board of Supervisors
4520 Lantern Place
Alexandria, VA 22306 |
| 7. John Thillmann
12510 Manderly Way
Herndon, VA 20171 | 16. Robert Little
10919 Carters Oaks Way
Burke, VA 22015 |
| 8. Neal McBride
South Run Coalition
8105 Winter Blue Court
Springfield, VA 22153 | 17. Thomas Sachs
Townes at Manchester Park HOA
6192 Manchester Park Circle
Alexandria, VA 22310 |
| 9. Lisa Adler
9303 Silver Creek Court
Fairfax Station, VA 22039 | 18. Christian Braunlich, Lee District
Fairfax County School Board
10700 Page Avenue
Fairfax, VA 22030 |

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 19, 2002**

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19. Joni Foerter
Sleepy Hollow Elementary PTA
3000 Cedarwood Lane
Falls Church, VA 22042
20. Christopher Schmitt
2888 Melanie Lane
Oakton, VA 22124
21. Diane Brody, President
Fairfax County Council of PTAs
4010 Cool Brooke Way
Alexandria, VA 22306
22. Valerie Hubbard
6827 Ericka Avenue
Alexandria, VA 22310
23. Linda Shapiro
5853 Doris Drive
Alexandria, VA 22311
24. Holly Hazard
6322 Lakeview Drive
Falls Church, VA 22041
25. Mary Tycz
6521 Valley Court
Falls Church, VA 22043
26. Adrienne Whyte
McLean Citizens Association
6704 West Falls Way
Falls Church, VA 22046
27. Jose Lugo, President
Beverly Forest HOA
7304 Lamar Drive
Springfield, VA 22150
28. Steven Alloy, NVBIA
Stanley Martin Companies
1881 Campus Commons Dr., #101
Reston, VA 20191
29. Martin D. Walsh, Esquire
Walsh, Colucci, et al.
2200 Clarendon Boulevard
Arlington, VA 22201
30. Rebecca Cate, President
Dunn Loring Gardens Civic Association
8119 Westchester Drive
Vienna, VA 22182
31. Karen Hunt, Vice President
Stonewall Manor Community Association
2431 Villanova Drive
Vienna, VA 22180
32. Bob Adams
3008 Weber Place
Oakton, VA 22124
33. Mike Cavin
8119 Westchester Drive
Vienna, VA 22182
34. Jody Bennett
Hunter Mill Defense League
1459 Hunter View Farms
Vienna, VA 22182
35. George Lehnigk
Options for Oakton
3019 Oakton Meadows Court
Oakton, VA 22124
36. Fran Wallingford
3311 Mantua Drive
Fairfax, VA 22031
37. Eric Peterson
Thomas Jefferson High School
9531 Whitecedar Court
Vienna, VA 22181
38. John Bond
3902 Laro Court
Fairfax, VA 22031

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 19, 2002**

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- 39. Ridge Loux
South Lakes High School
1800 Post Oak Trail
Reston, VA 20191
- 40. Brian Gordon
Fairfax County Chamber of Commerce
8230 Old Courthouse Road, #350
Vienna, VA 22182
- 41. Judy Johnson
Fairfax County Federation of Teachers
7011 Calamo Street, #101
Springfield, VA 22150
- 42. Elliott Eder
1616 Crowell Road
Vienna, VA 22182

PLANNING COMMISSION MEETING AGENDA

Thursday, June 20, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
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Chapter 101 (Subdivision Ordinance)			Rec. Approval
S01-CW-3CP	OTPA	P. Nee	Rec. Approval
S01-CW-5CP	OTPA	P. Nee	Rec. Approval
S01-CW-6CP	OTPA	P. Nee	Rec. Approval
PCA-87-S-039-5 & FDPA-87-S-039-9	Fairfax Corner Mixed Use	W. Mayland	Rec. Approval
RZ-2002-SP-001 & SE-02-S-002	"		Approved
	Pender Veterinary Clinic	T. Swagler	Rec. Approval
	"		

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
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PCA-1998-PR-058 & SEA-83-P-045-4	Tycon Tower Invest.	C. Lewis	Rec. Approval
	"		
RZ-2001-PR-050 & FDP-2001-PR-050	Stanley-Martin Home Bldg	C. Lewis	Rec. Approval
	"		Approved
RZ-2002-BR-003	Andrew Kim	T. Swagler	Rec. Approval

PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 20, 2002

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

CHAPTER 101 (SUBDIVISION ORDINANCE) - To amend the Code of the Co. of Fairfax to address issues related to the length of time preliminary subdivision plats & subdivision construction plans are valid, as well as submission requirements for the preliminary subdivision plat, the construction plan, & the final subdivision plat. The proposed amendments to the Ord. will provide for a 5-year life-span for approved preliminary plats provided the subdivider submits a complete final subdivision plat for all or a portion of the property within one yr. of the original date of approval of the preliminary plat & thereafter diligently pursues approval of the final subdivision plat. The subdivider may have the preliminary plat redated prior to expiration by demonstrating compliance with all existing ordinances and PFM provisions. If the subdivider submits a final subdivision plat within 1 yr. of approval of the preliminary plat but does not thereafter diligently pursue approval of the final subdivision plat, the Director may revoke approval of the preliminary plat no sooner than 3 yrs. after approval of the preliminary plat upon 90 days written notice by certified mail to the subdivider. The proposed amendments require that a complete subdivision construction plan must be submitted after approval of the preliminary subdivision plat & prior to or in conjunction with the submission of the final subdivision plat, as well as tie the life-span of the construction plan to that of the preliminary plat. Also, approved preliminary plats will become null & void if the final subdivision plat is not approved & recorded within 5 years of the approval of the preliminary plat. If the submission of a preliminary subdivision plat is not otherwise required by the Subdivision Ord., then an approved construction plan is valid for a period of 5 years after its approval. The proposed amendments would become effective on July 2, 2002, at 12:01 a.m.

S01-CW-3CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fx. Co. concerning information, objectives, policies and recommendations addressing water supply. Changes to the Comprehensive Plan map may also be considered.

S01-CW-5CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fx. Co. concerning information, objectives, policies and recommendations addressing sanitary sewer. Changes to the Comprehensive Plan map may also be considered.

S01-CW-6CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fx. Co. concerning information, objectives, policies and recommendations addressing equipment management. Changes to the Comprehensive Plan map may also be considered.

PCA-1998-PR-058 - TYCON TOWER I INVESTMENT LIMITED PARTNERSHIP AND TYCON TOWER III INVESTMENT CORPORATION - Appl. to amend the proffers for RZ-1998-PR-058 previously approved for office dev. to permit bldg. & site modifications w/an overall FAR of 1.65 on prop. located on the N. side of Towers Crescent Dr., approx. 1,000 ft. N.W. of the intersect. of Leesburg Pi. & the Capital Beltway on approx. 18.05 ac. zoned C-4, HC & SC. Comp. Plan Rec: Office. Tax Map 39-2((29))1A1, 1D1 & B. (Concurrent w/SEA-83-P-045-4.) PROVIDENCE DISTRICT. (DECISION ONLY.)

SEA-83-P-045-4 - TYCON TOWER I INVESTMENT LIMITED PARTNERSHIP AND TYCON TOWER III INVESTMENT CORPORATION - Appl. under Sect(s). 4-404 & 9-607 of the Zoning Ord. to amend SE-83-P-045 previously approved for an increase in bldg. height to permit bldg. & site modifications on prop. located at 8000 Towers Crescent Dr. on approx. 18.05 ac. zoned C-4, HC & SC. Tax Map 39-2((29))1A1, 1D1 & B. (Concurrent w/PCA-1998-PR-058.) PROVIDENCE DISTRICT. (DECISION ONLY.)

RZ-2001-PR-050/FDP-2001-PR-050 - STANLEY-MARTIN HOMEBUILDING, LLC - Appls. to rezone from R-1 & HC to PDH-12 & HC to permit resident. dev. at a density of 9.64 du/ac & approval of the conceptual & final dev. plans on prop. located on the S. side of Lee Hwy., approx. 600 ft. E. of its intersect. w/Nutley St. on approx. 4.46 ac. Comp. Plan Rec: 8-12 du/ac. Tax Map 48-4((1))15 & 16. PROVIDENCE DISTRICT. (DECISION ONLY.)

PCA-87-S-039-5/FDPA 87-S-039-9 - FAIRFAX CORNER MIXED USE L.C. - Appls. to amend the proffers & final dev. plan for RZ-87-S-039 to permit modifications to a mixed use dev. w/an overall FAR of 0.35 on prop. located on the N. side of Monument Dr., at its intersect.w/Govt. Ctr. Pkwy., S. of Random Hills Rd. on approx. 36.28 ac. zoned PDC. Comp. Plan Rec: Fx. Ctr. Area-Office, mixed use up to .50 FAR at Overlay Level. Tax Map 56-1((1)) 47B, 47B1 & 47B2 (formerly known as 56-1((1))pt. 47A). SPRINGFIELD DISTRICT.

RZ-2002-SP-001 - PENDER VETERINARY CLINIC, A PARTNERSHIP - Appl. to rezone from C-6, C-7 & HC to C-7 & HC to permit commercial dev. w/an overall FAR of 0.7 on prop. located at the N. terminus of Legato Rd. in the S.E. quadrant of the intersect. of West Ox Rd. & Lee Jackson Mem. Hwy. on approx. 2.13 ac. Comp. Plan Rec: Fairfax Center Area: Mixed use office. Tax Map 46-3((1))52A, 52B; 46-3((8))17. (Concurrent w/SE-02-S-001.) SPRINGFIELD DISTRICT.

SE-02-S-001 - PENDER VETERINARY CLINIC, A VIRGINIA PARTNERSHIP - Appl. under Sect. 9-501 of the Zoning Ord. to permit an increase in max. permitted office FAR & automobile oriented uses on prop. located at 4001 Legato Rd. on approx. 2.13 ac. zoned C-7 & HC. Tax Map 46-3((1))52A, 52B; 46-3((8))17. (Concurrent w/RZ-2002-SP-001.) SPRINGFIELD DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 20, 2002**

DECISIONS ONLY: PCA-1998-PR-058 - TYCON TOWER AND TYCON TOWER III - Rec. Approval
SEA-83-P-045-4 - TYCON TOWER AND TYCON TOWER III - Rec. Approval
RZ-2001-PR-050/FDP-2001-PR-050 - STANLEY-MARTIN - Rec. Approval
RZ-2002-BR-003 - ANDREW J. KIM - PH on 6/13/02 - Rec. Approval

CHAPTER 101 (SUBDIVISION ORDINANCE) (Alcorn) - RECOMMEND APPROVAL

No Speakers

S01-CW-3CP - OUT-OF-TURN PLAN AMENDMENT (Moon) - RECOMMEND APPROVAL

No Speakers

S01-CW-5CP - OUT-OF-TURN PLAN AMENDMENT (Alcorn) - RECOMMEND APPROVAL

No Speakers

S01-CW-6CP - OUT-OF-TURN PLAN AMENDMENT (Alcorn) - RECOMMEND APPROVAL

No Speakers

PCA-87-S-039-5/FDPA 87-S-039-9 - FAIRFAX CORNER MIXED USE L.C. - RECOMMEND APPROVAL

No Speakers

RZ-2002-SP-001 - PENDER VETERINARY CLINIC, A VA PARTNERSHIP - RECOMMEND APPROVAL
SE-02-S-001 - PENDER VETERINARY CLINIC, A VA PARTNERSHIP - RECOMMEND APPROVAL

No Speakers

PLANNING COMMISSION MEETING AGENDA

Wednesday, June 26, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

APPLICANT

STAFF ASSIGNED

PC ACTION

S01-CW-18CP

OTPA (Appendix 9-Workshop)
Residential Development Density

B. Byron

D/O to 7/24/02

SCHEDULED DECISIONS

APPLICANT

STAFF ASSIGNED

PC ACTION

None at this time

PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 26, 2002

8:15 p.m. Commission matters may be discussed before the scheduled workshop and markup on the proposed Residential Development Criteria Plan Amendment.

S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT - The Planning Commission will hold a scheduled workshop and markup session to consider proposed revisions to the Policy Plan: The Countywide Element of the Comprehensive Plan for Fairfax County, that would amend Appendix 9 "Criteria For Assignment of Appropriate Residential Development Density", which are criteria used to evaluate residential rezoning applications. Copies of the staff report containing the proposed amendment to the Policy Plan can be obtained at the Department of Planning and Zoning (DPZ), 8th Floor, Herrity Building, 12055 Government Center Pkwy., Fairfax, or by accessing the County's Web Site at www.fairfaxcounty.gov/gov/dpz.

AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 26, 2002

FEATURES SHOWN: FSA-L98-7-1 - AT&T - 3702 Franconia Road (Concur)
FSA-P96-8-1 - AT&T - 2650 Park Tower Drive (Concur)
FSA-P99-27-2 -AT&T - 1900 Gallows Road (Concur)
FSA-P96-36-1 - AT&T - 3211 Jermantown Road (Concur)

WORKSHOP

S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT (Development Criteria)
(P/H held on 6/19/02)

(Decision Only on this item is tentatively scheduled for 7/24/02 with all comments, suggestions,
etc. to be submitted in writing to Commissioner Alcorn no later than 7/10/02)

NO PUBLIC HEARINGS HELD

PLANNING COMMISSION MEETING AGENDA

Thursday, June 27, 2002

This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
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S02-IV-MV1	OTPA	C. Lewis	D/O 7/11/02
SE-97-L-041	Shurgard Storage Center Inc.	M. Stanfield	PH to 7/17/02
SEA-86-V-072-4	United Community Ministries	C. Belgin	Rec. Approval
SEA-82-S-087-3	Merrifield Garden Center	T. Swagler	D/O to 7/24/02
SEA-87-S-099	Q-U Partnership	F. Burnszynski	Rec. Approval
PCA-95-Y-016-3 & SEA-95-Y-024-2	Chantilly 50-28 Assoc. "	T. Swagler	Rec. Approval
SEA-88-L-041	Schulling	C. Lewis	Rec. Approval

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
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RZ-2001-PR-054 & FDP-2001-PR-054	D.R. Horton "	L. Johnson	Rec. Approval Approved
RZ-1998-LE-064	Springfield East	P. Braham	Rec. Approval
SEA-91-L-054-3	"		
SEA-91-L-053-4	"		
SE-01-L-020	"		
S01-CW-18CP	OTPA	B. Byron	D/O to 7/24/02

PLANNING COMMISSION AGENDA
THURSDAY, JUNE 27, 2002

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

S02-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance with the *Code of Virginia*, Title 15.2, Chap. 22 concerning approx. 1.23 ac. located N.E. of the intersect. of Richmond Hwy. & Martha St. on the N. side of Richmond Hwy. The area is planned for a mix of predominantly resident. use at a density of 8-12 du/ac & community-service commercial uses up to .35 FAR w/substantial parcel consolidation. The Plan amendment will consider an option for commercial uses such as contractor's offices &/or a plant nursery for the parcels located E. of Roxbury Dr. Tax Maps 101-4(1)11A & 12. LEE DISTRICT.

SE-97-L-041 - SHURGARD STORAGE CENTERS, INC. - Appl. under Sect. 4-804 of the Zoning Ord. to permit a mini-warehousing establishment on prop. located at 7212 Richmond Hwy. on approx. 5.26 ac. zoned C-8, HC & CRD. Tax Map 92-4((1))48 & 49A. LEE DISTRICT.

SEA-86-V-072-4 - UNITED COMMUNITY MINISTRIES/BRYANT EARLY LEARNING CENTER - Appl. under Sect. 3-204 of the Zoning Ord. to amend SE-86-V-072 previously approved for alternate use of a public facility for a child care center & nursery school to permit modifications of dev. conditions on prop. located at 2709 Popkins La. on approx. 23.78 ac. zoned R-2 & HC. Tax Map 93-3((1))3. MT. VERNON DISTRICT.

RZ-2001-PR-054/FDP-2001-PR-054 - D. R. HORTON, INC. - Appls. to rezone from R-2 to PDH-4 to permit resident. dev. at a density of 3.15 du/ac & approval of the conceptual & final dev. plans on prop. located in the S.E. quadrant of the intersect. of Chain Bridge Rd. & Sutton Rd. on approx. 3.49 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 48-1((1))55A. PROVIDENCE DISTRICT. (DECISION ONLY.)

SEA-82-S-087-3 - MERRIFIELD GARDEN CENTER CORPORATION - Appl. under Sects. 3-104 & 3-C04 of the Zoning Ord. to amend SE-82-S-087 previously approved for a plant nursery w/accessory retail & landscape contracting to permit modification of dev. conditions, increase in land area & FAR on prop. located at 12101 & 12039 Lee Hwy. on approx. 38.00 ac. zoned R-1, R-C & WS. Tax Map 56-3((1))13 & 14. SPRINGFIELD DISTRICT.

SEA-87-S-099 - Q-U PARTNERSHIP - Appl. under Sects. 4-804 & 9-620 of the Zoning Ord. to amend SE-87-S-099 previously approved for a vehicle light service establishment to permit a waiver of certain sign regulations & modification to dev. conditions on prop. located at 13701-13707 Lee Jackson Mem. Hwy. on approx. 1.02 ac. zoned C-8, HC & WS. Tax Map 34-4((1))57A. SULLY DISTRICT.

PCA-95-Y-016-3 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP - Appl. to amend the proffers for RZ-95-Y-016 to permit mixed use dev. w/an overall FAR of 0.23 on prop. located in the S.E. quadrant of the intersect. of Lee Jackson Mem. Hwy. & Lee Rd. on approx. 14.40 ac. zoned C-8, HC, WS, & AN. Comp. Plan Rec: Industrial. Tax Map 34-3((1))7B pt. & 19 pt. (Concurrent w/SEA-95-Y-024-2. SULLY DISTRICT.

SEA-95-Y-024-2 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP - Appl. under Sect. 4-804, 9-607 & 9-620 of the Zoning Ord. to amend SE-95-Y-024 to permit a continuation of a previously-approved increase in bldg. height & a waiver of certain sign regulations on prop. located at 14409 Lee Jackson Mem. Hwy. on approx. 14.40 ac. zoned C-8, HC, WS & AN. Tax Map 34-3((1))7B pt. & 19 pt. (Concurrent w/PCA-95-Y-016-3.) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 27, 2002**

DECISIONS ONLY: RZ/FDP-2001-PR-054 - D. R. HORTON, INC. (P/H held on 5/2/02) - **Rec. Approval**
RZ-1998-LE-064 - SPRINGFIELD EAST, LC (P/H held on 6/13/02) - **Rec. Approval**
SEA-91-L-054-3 - SPRINGFIELD EAST, LC - " " " " "
SEA-91-L-053-4 - SPRINGFIELD EAST, LC - " " " " "
SE-01-L-020 - SPRINGFIELD EAST, LC - " " " " "

DEFERRALS: S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT - D/O to 7/24/02
SE-97-L-041 - SHURGARD STORAGE CENTERS, INC. - P/H to 7/17/02

FEATURES SHOWN: FS-L02-9 - Nextel - 7600 Springfield Center Drive (**Concur**)
FS-L02-8 - Voice Stream - 6359 Walker Lane (**Concur**)
FSA-M97-15-1 - Sprint - 6200 Wilson Boulevard (**Concur**)
FS-Y02-5 - Nextel - Marlo/Chantilly Crossing (**Concur**)

SEA-87-S-099 - Q-U PARTNERSHIP (Sully)

(Recommend approval)

1. Jim Katcham
Western Fairfax County Citizens Association
6410 Sutler Store Court
Centreville, VA 20121

SEA-82-S-087-3 - MERRIFIELD GARDEN CENTER CORPORATION

(Defer decision to 7/24/02)

- | | |
|---------------------------------------------------------------|------------------------------------------------------------|
| 1. Bob Romanyshyn
4809 Marymead Drive
Fairfax, VA 22030 | 2. Ingrid Cvar
4724 Marymead Drive
Fairfax, VA 22030 |
|---------------------------------------------------------------|------------------------------------------------------------|

PCA-95-Y-016-3 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP

SEA-95-Y-024-2 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP

(Recommend approval)

1. Jim Katcham
Western Fairfax County Citizens Association
6410 Sutler Store Court
Centreville, VA 20121

SEA-88-L-041 - WILLIAM E. SCHUILING

(Recommend approval)

NO SPEAKERS

S02-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT (Lee)

(Defer decision to 7/11/02)

1. Susan Clay
PO Box 213
Mt. Vernon, VA 22121

SEA-86-V-072-4 - UNITED COMMUNITY MINISTRIES/BRYANT EARLY LEARNING CENTER

(Recommend approval)

NO SPEAKERS